



LEVEL 32
300 GEORGE STREET
BRISBANE QLD 4000

URBIS.COM.AU
Urbis Ltd
ABN 50 105 256 228

6 September 2024

Assessment Manager
Townsville City Council
PO Box 1268
Townsville QLD 4810

Dear Sir / Madam,

CHANGE APPLICATION AT 30-38 NORTH SHORE BOULEVARD, 6-10 MARKET STREET & 1/6 MARKET STREET BURDELL 4818

In accordance with Section 78 and 82 of the *Planning Act 2016* and on behalf of *OneFin Burdell Pty Ltd* (the Applicant), please find attached a 'properly made' Change Application (Other Change) at 30-38 North Shore Boulevard, 6-10 Market Street & 1/6 Market Street Burdell, which seeks to alter the existing Development Approval (Council Reference: MCU22/0033.04) over the site to include additional land uses, being Commercial Premises, Indoor Entertainment, Medical Centre, Shop, Tyre Supply, Repair and Fitting and Vehicle Repair Workshop.

We have enclosed the following information in support of the application:

- DA Form 5 & 1;
- Town Planning Report, including:
 - **Appendix A** – Property Searches;
 - **Appendix B** – Land Owner's Consent;
 - **Appendix C** – Existing Development Approval;
 - **Appendix D** – SDAP and SPP Checklists;
 - **Appendix E** – Assessment Benchmark Responses;
 - **Appendix F** – Architectural Plans; and
 - **Appendix G** – Traffic Impact Assessment.

The relevant application fee will be paid subsequent to lodgement and on receipt of Council's Notice to Pay.

If you have any questions regarding the attached, please do not hesitate to contact the undersigned or Faith Duffy on (07) 3007 3800.

Ltr – Cover Letter – North Shore Mixed Use Precinct



Yours sincerely,

A handwritten signature in blue ink that reads "Grant Williams".

Grant Williams
Associate Director
+61 7 3007 3865
gwilliams@urbis.com.au